



# Winchester Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**DATE: Tuesday, August 25, 2015 – Time: 6:00 p.m.**

“Winchester Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling **455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**”

#### MEMBERS:

Robert O. Mikes, Chair  
Judith Perez, Vice Chair  
Charles Martin, Member  
John Delibos, Member

Tamara Williams, Community Liaison for District E  
Stephanie Hicks, Secretary

#### I. CALL TO ORDER.

**Please silence all cellular phones and electronic devices.**

The meeting has been properly posted in conformance with the Nevada Open Meeting Law at the following locations:

**\*Winchester Community Center**, 3130 S. McLeod, Las Vegas, NV 89121 **\*Fast & Fresh Dry Cleaners**, 2548 Desert Inn, Las Vegas, NV 89121

**\*United States Postal Service**, 2478 E. Desert Inn, Las Vegas, NV 89121 **\*Starbucks**, 2412 E. Desert Inn, Las Vegas, NV 89121

Internet Address: [www.clarkcountynv.gov](http://www.clarkcountynv.gov)

All items on Agenda are considered **Action Items** unless otherwise noted

#### II. PLEDGE OF ALLEGIANCE.

#### III. INTRODUCTION OF BOARD MEMBERS

Robert O. Mikes, Chair **PRESENT**  
Judith Perez, Vice Chair **EXCUSED**  
Charles Martin, Member **PRESENT**  
John Delibos, Member **PRESENT**  
Tamara Williams, Community Liaison for District E **PRESENT**

#### IV. ORGANIZATIONAL ITEMS

- APPROVAL OF TONIGHT'S AGENDA **MR. MIKES MOVED TO APPROVE THE AGENDA, INCLUDING ANY DELETIONS OR CORRECTIONS. APPROVED UNANIMOUSLY.**

- COMMENTS BY THE GENERAL PUBLIC

This is a period devoted to comments by the general public about items on **this** agenda. If you wish to speak to the Board about items within its jurisdiction but do not appear on this agenda, you must wait until the “Comments by the General Public” period listed at the end of this agenda

- APPROVAL OF DRAFT MINUTES FOR THE AUGUST 11, 2015 MEETING **MR. MIKES MOVED TO APPROVE THE MINUTES, INCLUDING ANY DELETIONS OR CORRECTIONS. APPROVED UNANIMOUSLY.**

#### V. STAFF INTRODUCTIONS AND REPORTS

**TAMARA WILLIAMS, COMMUNITY LIAISON FOR DISTRICT E AND JARED TASKO FROM COMPREHENSIVE PLANNING WERE PRESENT.**

#### VI. PLANNING & ZONING

##### Clark County Board of Commissioners

Steve Sisolak, Chair \* Lawrence L. Brown, III, Vice-Chair

Tom Collins \* Chris Giunchigliani \* Lawrence Weekly \* Mary Beth Scow \* Susan Brager

**Don Burnette, County Manager**

**Meeting Location: Winchester Community Center, 3130 S. McLeod Drive, Las Vegas, NV 89121**



# Winchester Town Advisory Board

## NOTICE OF PUBLIC MEETING

09/15/15 PC

1. **VS-0343-15 – ALFA LOGISTICS, INC., ET AL:**

**HOLDOVER VACATE AND ABANDON** a portion of right-of-way being Karen Avenue located between Boulder Highway and Jacyra Avenue within Winchester (description on file). CG/co/ml (For possible action) **MR. MIKES MOTIONED TO APPROVE WITH STAFF CONDITIONS. APPROVED UNANIMOUSLY.**

2. **WS-0462-15 – ALFA LOGISTICS, INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to permit non-standard off-site improvements being a modified hammerhead turnaround on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Karen Avenue, 900 feet west of Boulder Highway within Winchester. CG/al/ml (For possible action) **MR. MIKES MOTIONED TO APPROVE WITH STAFF CONDITIONS. APPROVED UNANIMOUSLY.**

09/16/15 BCC

3. **UC-0492-15 – ALON LAS VEGAS LANDCO, LLC, ET AL:**

**USE PERMITS** for the following: **1)** a project of regional significance; **2)** a resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of the high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** reduced setbacks; and **3)** non-standard improvements (landscaping and fencing) within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** a project of regional significance; **2)** a resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (manmade lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. CG/al/xx (For possible action) **MR. DELIBOS MOTIONED TO APPROVE WITH STAFF CONDITIONS AND ALSO WITH THE CONDITION THAT THE APPLICANT RETURN WHEN THEY KNOW WHERE THE WATER SUPPLY FOR THE LAKE WILL COME FROM.**

**VII. CORRESPONDENCE: NONE**

**VIII. PUBLIC COMMENTS/COMMUNITY CONCERNS**

**Comments by the General Public & Discussion:**

*According to Nevada's Open Meeting Law, it is the Board's discretion to take Public Comments during times other than during a Public Hearing or during the Public Comments Session. In all other instances, a citizen may speak on any matter before the Board after receiving recognition and consent of the Chairman of the Board. Public Comment will be limited to three minutes. If any member*

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*of the Board wishes to extend the length of a presentation the Chairman of the Board will do this by majority vote. If you wish to speak on a matter not listed as a public hearing or on a matter not posted on the Agenda, you may do so during the Public Comment Session. No vote may be taken on any matter not listed on the posted agenda.*

**Please step up to the member's table, clearly state your name and address-please spell your name for the record- and limit your comments to not more than THREE minutes.**

- IX. SET NEXT MEETING DATE ~ Tuesday, September 8, 2015~Same Place, Same time, unless otherwise posted.**
- X. ADJOURNMENT: THERE BEING NO OTHER BUSINESS, MR. MIKES MOVED TO ADJOURN THE MEETING AT APPROXIMATELY 6:31 P.M.**

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Tom Collins \* Chris Giunchigliani \* Lawrence Weekly \* Mary Beth Scow \* Susan Brager  
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